

The Lanchester Design Statement 2019

Acknowledgements

The Lanchester Village Design Statement was produced in 2004 by a large team who had worked enthusiastically on it for over a year and it was accepted as Supplementary Planning Guidance.

As part of the production of the Lanchester Neighbourhood Plan the content of the 2004 Village Design Statement has been brought up to date and it has been renamed The Lanchester Design Statement 2019.

This work was done by Jill Gladstone, Michael Horsley, Brian Masterman and Brian Naylor, advice was given by Durham County Council and Lanchester Parish Council gave help and support.

Our grateful thanks are due to all of them.

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Lanchester Design Statement

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Maps

Please refer to the maps in the Lanchester Neighbourhood Plan



1 Introduction

What is the Lanchester Design Statement?

The purpose of this design statement is:

- to provide guidance on those features and aspects of the parish which the community regards as of value to the character of the place;
- to manage the changes which the future may bring; and
- to support and expand the design guidance given in Chapter LNP2 of the Lanchester Neighbourhood Plan.

Working from a consideration of the past and present, it describes the distinctive local character and characteristics of different parts of the parish, especially those that the people of the area value. Based on these, the Design Statement lays out design guidance and aspirations which, if respected, will help retain the character of the parish for the future whilst enabling appropriate development to take place.

Why produce a Design Statement for Lanchester?

The parish of Lanchester with the village at its heart has evolved over many hundreds of years to become the Lanchester that is lived in today.

Amongst the things that make the village a special place with a character that is worth preserving are Front Street, the Green, the Parish Church, Longovicium Roman fort and the many open spaces within it. Also important are the buildings, the relationships between them, and the

inter-relationship between the village and the surrounding countryside.

Outside the village the rolling farmland and woods of the Pennine foothills provide a rich agricultural landscape. This countryside is much appreciated both by those who live and work in the area and by visitors.

This document captures those qualities of Lanchester and its surroundings which the residents consider important, so that they may be recognised and protected for future generations.

Who is it for?

This statement will provide guidance to, for example, householders planning extensions, to shopkeepers thinking of new windows, to the builder of a new house or a landowner planning tree planting or felling. It provides a framework within which designers can work to ensure harmony within the environment.

It is therefore addressed to:

- householders, business people and farmers;
- architects, designers, planners and engineers;
- builders;
- statutory authorities;
- the Parish and County Councils.

How has it been produced?

2004

The 2004 design statement was the result of continuous consultation over a period of 15 months with the people who live and work in the parish.

Durham County Council and Lanchester Parish Council supported it, Derwentside D C adopted it as Supplementary Planning Guidance and it was awarded a Commendation by the Royal Town Planning Institute.

When Derwentside D C was abolished, Durham C C adopted it as Supplementary Planning Guidance.

2019

In 2018-19, as part of the production of the Lanchester Neighbourhood Plan, the content of the 2004 Village Design Statement was brought up to date.

The up-dating took into consideration the results of two questionnaires issued by Lanchester Parish Council as part of its information gathering for the Neighbourhood Plan.

The Lanchester Design Statement 2019 is presented as Evidence Document 1 in conjunction with the Lanchester Neighbourhood Plan.

What area does it cover?

The statement is relevant to the whole of the parish of Lanchester. This includes the village of Lanchester, the surrounding countryside and the hamlets of Hollinside, Hurbuck, Newbiggin, Malton and Ornsby Hill.

How is it to be used?

This document provides useful guidance for anyone contemplating development or alterations to property.

Applicants for planning permission will need to demonstrate that their proposals have respect to the Design Guidelines in this document. It will therefore supplement and support the Durham County Plan and the Neighbourhood Plan, assist the work of the Parish Council, and be taken into account in the event of appeals to the Secretary of State.

What other planning documents relate to Lanchester?

It is necessary to comply with Durham County Council Supplementary Planning Documents:

- Building for Life Standards
- Residential Amenity

“The North Pennines Area of Outstanding Natural Beauty: Good Practice in the Design, Adaptation and Maintenance of Buildings” and “The North Pennines Area of Outstanding Natural Beauty: Agricultural Buildings Design Guide” are useful and informative documents. Although guidance given in these documents is only mandatory in the land west of the A69 the principles are commended generally.

What other Planning Constraints apply to Lanchester?

In addition to the general need to obtain planning permission, there are some particular constraints on development in and around Lanchester:

- Much of the village centre is a Conservation Area (see Map 3 in the Lanchester Neighbourhood Plan) where there is a duty on the County Council and an obligation on developers to ensure that the character or appearance of the area are preserved or enhanced. In this area any tree pruning or

falling requires 6 weeks' notice to the County Council.

- The older core of the village (including Front Street and the Green) is further protected in that it is subject to Article 4 of the T & C P (General Permitted Development) Order 1995, which requires planning permission to be obtained for almost all external alterations to buildings. See Chapter 3.
- There are Listed Buildings in the village. Alterations and additions to these require Listed Building Consent. Failure to obtain the necessary consent is an offence.
- Longovicium Roman Fort, its surroundings and parts of the aqueduct are Scheduled Monuments. Any activities within or likely to affect the sites need Scheduled Monument Consent.
- Most of the land immediately outside the village Settlement Boundary (see Map 1 in the Lanchester Neighbourhood Plan), together with almost all of the land in the east and south of the parish, has been designated the Lanchester Parish Landscape of High Value. In this area particular attention is required to preserve the landscape qualities.
- The areas of Historic Parks and Gardens are designated as such to protect the landscape.
- Several areas of ancient woodland and local importance to nature and wildlife are defined for protection.

Many trees are protected by Tree Preservation Orders requiring consent to be obtained for pruning or felling. Again, failure to obtain the necessary consent would be an offence.

Copies of the Design Statements

Copies of both the 2004 and 2019 Design Statements are available on the Lanchester Partnership website: lanchesterpartnership.org.uk and the Parish Council website lanchesterparishcouncil.co.uk



2 General Design

DESIGN GUIDELINES

The following guidelines, which should be read in conjunction with Neighbourhood Plan Policy LNP2, apply to any development in the Parish unless otherwise stated.

- 2A Development should accord with best practice guidance, for example “Building for Life 12” (and any document that supersedes it).
- 2B Any housing development in Lanchester village should ensure safe and convenient walking distance to shops.
- 2C The scale, height and design of any development should be well integrated into its surroundings, including when viewed from the surrounding countryside and/or approach roads.
- 2D The choice of external facing materials and the way that they are used should respond to their surroundings.
- 2E The use of dormer windows is discouraged.
- 2F Alterations and extensions should consider scale, facing materials and character of the existing building/s.
- 2J Where the back or side of property will be visible from a public viewpoint, particular care should be given to its appearance.
- 2K The design of ancillary buildings, such as outhouses, garages, bus shelters, and public shelters, should consider the architectural character of their surroundings.
- 2L The density of any new housing in or adjacent to the village of Lanchester or one of the hamlets in the parish should respect the density of nearby housing.
- 2M Any development at the edge of the settlement or in the parish hamlets should be well integrated into both the built and countryside settings and should respect the essential character of the hamlets.
- 2N Buildings should provide access for people with disabilities wherever possible in accordance with DDA requirements.
- 2O In the design of any new housing development that is not within 400m of an existing play area, consideration should be given to providing one of an appropriate size where viable.
- 2P Development should respect existing wildlife corridors and where possible extend them.
- 2Q Development should not damage the setting of the Roman Fort and/or its associated civilian settlement.
- 2R Any development proposal should be assessed as to possible effects on the likelihood of flooding, bearing in mind the history of flooding of the village. In particular, the design of any new development should allow for the safe disposal of the excess water if the maximum forecast design rainfall is exceeded.
- 2S Bin storage should be unobtrusive and easily accessible.

EXPLANATORY TEXT

2.1 General

This chapter applies to any development in the Parish.

2.2 Sustainability

“Building-for-Life-12 third edition” can be found at www.designcouncil.org.uk/resources/guide/building-for-life-12-third-edition

2.3 Walking to Shops

It is vital that the village shops remain commercially viable, despite competition from supermarkets and large shops in the vicinity. Moreover car parking in the village can be difficult. Accordingly, any new housing development should be within reasonable walking distance of the village shops, via paths and footways that are safe and convenient. If necessary, existing footpaths should be improved and/or new footpaths should be constructed in order to achieve this.

Walking to schools should also be convenient, but that is likely to be the case if the above paragraph is complied with.

2.4 Character of Buildings

In assessing the character of buildings many factors are important. These include their size and shape, their height and roof lines; the colour and texture of the materials used in their construction and the way they are used. They also include the shape, position and detailing of windows and doors; the arrangement of facades, roofs, eaves and gables, the use of applied colour and, in the case of commercial premises, any signs and fascia boards.

2.5 Density

Please see Neighbourhood Plan Policy LNP2.

2.6 Height of buildings

Buildings should be no more than two storeys high, but the use of the roof space, with "Velux" type windows (as for example at Bluebell Court) could be accepted.

2.7 Accessibility

An inclusive environment is one that can be accessed and used by everyone. It recognises and accommodates differences in the way people use the built environment.

This is particularly important in Lanchester because of the large proportion of elderly residents and the steep hill sides.

Inadequate footways need to be rectified.

See also Chapter 6.

2.8 Recreation/Amenity Open Spaces

The built-up areas of the village are both linked and separated by many open spaces, and most estates contain amenity open spaces.

These enhance the character of the village.

2.9 Wildlife

Some wildlife corridors form important routes for wildlife into and/or through and/or skirting the village of Lanchester and skirting the hamlet of Ornsby Hill.

Care should be taken to retain existing wildlife habitats and corridors and where possible extend them.

2.10 Roman Remains

The Roman fort and some of the surrounding land is a scheduled ancient monument. However, geophysical surveys carried out since it was scheduled have shown that the associated civilian settlement extended further than had been thought and that it probably included an industrial area that was used for metalworking. It is one of the best preserved in the north of England. The fort and its associated infrastructure, including the civilian settlement, cemetery, dam and aqueduct, are now considered to be of national importance.

2.11 Flooding

Many parts of Lanchester village, but particularly Front Street, are apt to flood. There have already been several damaging floods this century. Volumes of rainfall have frequently exceeded predictions. It is therefore necessary to design for safe disposal of rainfall that exceeds the volume forecast.

Buildings should incorporate flood defence measures such as flood-resistant air bricks and flood barrier system panels where appropriate.

2.12 Bin Storage Areas

Unightly bins can damage the visual amenity of an area so carefully planned bin storage is important.

2.13 Parking

There is guidance on provision for car parking in Chapter 4, Chapter 6 and the Neighbourhood Plan Statement on Transport and Travel.



3

The Village Conservation Area

3.1 THE CORE OF THE VILLAGE

The areas described in this section are protected by Article 4 Direction which is described in Chapter 1.

DESIGN GUIDELINES

3A Roofs should be double-pitched of slate or stone, with simple gables and eaves.

3B Window openings should be of vertical proportions, preferably with vertical sliding sash wooden frames set back from the outer wall face.

3C Doorways should preferably have simple stone surrounds and panelled doors of painted wood.

3D Local sandstone or painted stucco are appropriate external facing materials in most cases.

EXPLANATORY TEXT

FRONT STREET, THE PARISH CHURCH AND THE GREEN

Front Street is described in the Neighbourhood Plan under "Parish Information": "Conservation Area and Article 4 Area": "Housing: Within the Conservation Area" so most of that description has not been repeated here.

The essential character of Front Street and the main core of the village is set by the simple two storey, gabled local sand-stone buildings dating from the 19th Century and earlier.

Within this area the domestic windows are of predominantly vertical proportions with sliding sash frames, or similar replacements, with central horizontal divisions, some with further sub-division. Dormer windows as at Woodham Court are not typical.

Roof pitches are mainly uninterrupted but eaves and ridgelines vary quite considerably, the latter being punctuated by chimneystacks. Gables terminate in simple verge details. Window openings have simple lintels and cills though there are some with stone surrounds. These are more to be found around door openings. Local Durham sandstone is most typical and is used mostly as coursed block work with a flat finish. There are examples of inappropriate stonework and raised pointing, which is not in the traditional style. Attractive individual features include a pleasant oriel window at No.7, distinctive pairs of gables along the eaves line of Church View, an archway at No.39 and an interesting gable treatment punctuating the otherwise long frontage of the Community Centre.

Many doors have been replaced by over-detailed, heavily moulded modern ones, but traditional patterns for exterior doors remain at No.7 and Lanchester House.

There are several buildings that detract from their traditional surroundings. The most notable are the modern shops which occupy a very prominent position in the street. It is regrettable that their simple, regular outline, brick construction and modern door and window pattern do not reflect the more random alignment and traditional character of those opposite. Any modification will require the greatest skill and care.

Others, including the telephone exchange and the shelter on the Green close to Brook Villa afford opportunities for change for the better.

The superb Grade 1 Listed Parish Church (1176AD) is of mellow local sandstone, as are the other buildings around the Green, with its mature trees. Together with The Deanery, Deanery Farm, Brook Villa (all listed buildings) and the King's Head they form the undoubted centre piece of the village. The church is seen from many points throughout the village.

OTHER PARTS OF THE CORE

Other traditional buildings include older cottage properties at the Mill and Victoria Terrace, Halgarth Cottages, The Garths, Percy Place, The Square, Station Road, Prospect Terrace, Ford Road and Bishop Bek Hall. All are of 2 storeys.

Many of these properties are stone built though not infrequently their rear elevations are of brick. Window and door openings are usually of vertical proportions. Walling, not openings, dominate the elevations. Wider window openings can be divided by mullions of stone or timber, either as at No 2, Mill Cottages or at "The Bungalow".

It is interesting to note that modern houses at Fenhall Park use stone mullions and that the original window frames of the houses in Alderdene Estate are of timber, as still exemplified at No 37. A less successful solution is for the window frame itself to be divided vertically.

Double pitched slate roofs have gables with simple verge and eaves detailing, and chimney stacks breaking ridge lines.

Eaves lines vary more considerably in older groups, as at Victoria Terrace. They are more consistent in later rows of houses in The Garths or they step consistently with the contours as at Prospect Terrace. The extent of variation within groups differs considerably.

The consistency or inconsistency within the overall group may be a factor to consider when carrying out additions, extensions or alterations within them.

It may be the overall building shape or window frame pattern which varies, as at Victoria Terrace, or the multiplicity of materials employed, or the way in which a single material is used. The particular characteristics of each group should be observed in detail and respected when carrying out alterations or extensions.

The rear and side views of properties can be as important as their frontage. They are often seen from the street, overlooked from neighbouring properties or seen in middle distance views. Rear extensions at Victoria Terrace and The Garths could be better co-ordinated as regards their basic shape, rooflines and materials. It is best if alterations are in keeping with neighbouring properties.

In these areas too there are examples of unsatisfactory building which, if an opportunity arises, should be replaced or screened.

3.2 SHOPS AND COMMERCIAL PREMISES IN THE CONSERVATION AREA

DESIGN GUIDELINES

Where appropriate, guidelines from section 3.1 apply to this section.

3E Wooden window frames with vertical subdivisions and fascias with painted lettering should where possible be incorporated in shopfronts in the Conservation Area.

3F Illuminated signs and standard corporate identity designs should be avoided.

3G Fascias should be terminated by "bracketed" features, or framed, and doorways should be recessed to give a three-dimensional effect.

3H If security shutters are essential they should be mounted internally and be of open lattice design. On no account should solid external shutters be permitted

3I Window blinds should be retractable and capable of being integrated into the fascia or window surround.

3J Commercial use of upper floors should not detract from the domestic character of the frontage.

The range of shops and businesses meets most daily

requirements and this is much appreciated by residents and visitors. The services provided are useful and good. However, the quality of many shop fronts and fascia signs detract from the historic appearance of Front Street. Most of the shops were converted from former residential property and the shop fronts do not match the traditional buildings onto which they have been imposed.

Lilydale Pet Supplies in Station Road and the Black Bull have the only traditional frontages, which could provide a useful basis for remodelling shop fronts on other traditional buildings in the core of the village as opportunities arise.

Further and more detailed advice is available in the publication 'Shopfronts: Design Guidelines in County Durham' published by Durham County Council.

Blanking off window displays with advertising material detracts from the vitality of the "market place".

Illuminated signs and fascias and standard corporate designs should be avoided. Companies should be encouraged to tailor designs to fit in with the local character.

External security shutters are inappropriate in a conservation area. They make the area unattractive and fortress-like. If security shutters are essential they should be mounted internally and be of open lattice design so as not to obscure the shop window display. External

window blinds should be integrated into the fascia or shop window surround so that they look to be part of it and not an addition. Again, advice is available in Durham County Council's shop fronts design guide.

The use of upper floors for commercial purposes should not compromise the domestic appearance of the upper facades, for example through the introduction of large windows or inappropriate advertising material.



Limited displays of wares on the frontages of shops add to the vital "market place" character of the street during opening hours. However the opportunities for such displays are constrained by narrow footpaths. Considerations of safety, for all pedestrians must be respected.

Accessibility should be considered and enhanced where possible when changes are proposed to shop entrances.

3.3 OTHER DEVELOPMENT IN THE CONSERVATION AREA

DESIGN GUIDELINES

Where appropriate, guidelines from section 3.1 apply to this section.

The conservation area contains a number of larger period dwellings, some of which are listed. West Grange (a former vicarage), Alderdene House, Prospect House, Hill Rise, Linden Lodge, Brook Villa, Summerhill and the Lodge are in well landscaped grounds.

Others, notably Peth Cottage and the converted former railway station, are set within established landscape surroundings.

The traditional architectural styling of the buildings and their mature landscape settings need to be safeguarded not only because of the way in which they enhance their immediate surroundings but because of the contribution the mature landscapes make to the village as a whole.

Other properties within the conservation area include several public buildings; All Saints RC Church and Primary School, the Endowed Parochial School, the former Green School, library, Social Club, telephone exchange and Lynwood House.

Several of these are distinguished by their attractive landscape settings, in particular the grounds and outlook from the EP School and the bowling green.

Others, notably All Saints RC Church and School have distinctive architectural characteristics, the latter having recently been sensitively extended.

The Design Guidelines for this section will need to be applied to these properties with great care so as to bring out their most relevant qualities and ensure that the obligation to protect or enhance their character or appearance, as part of the conservation area, is met.

While the Social Club and Telephone Exchange are not particularly distinguished architecturally, they could be enhanced for example through careful landscaping.



4 Estate Development

Houses

Since the late 1940s estates have been added to the village. These consist of detached and semi-detached houses and bungalows, mainly of uniform appearance, breaking with traditional village design. The extensive use of standardised designs of brick with concrete roof tiles, taken from builders' "pattern books", with bargeboards and fascias which departure from traditional proportions, has added to the mix of architectural styles.

Nevertheless the principles of respect for neighbouring properties and surroundings are as applicable within the estates as they are within the traditional environment. Moreover they apply to all development whether new build, extensions or alterations.

One of the purposes of this statement is to identify the characteristics that distinguish the various phases of built development in the parish, which provide variety and interest and a "sense of place" within the

overall environment. It is appropriate therefore to point out the salient features of the various estate developments. These are outlined in the table to be found in the Village Design Statement (evidence Document 15 of the Lanchester Neighbourhood Plan). This table reviews all estates built prior to 2000. Since then 3 further estates have been developed: Ashdown Grove, Bishops Meadow and The Pastures. This scale of development contributes to the reasoning underlying policy LNP1 in the Lanchester Neighbourhood Plan.

Parking

There are parking and garage problems on several estates causing inconvenience, congestion and danger in narrow roads whilst detracting from the residential environment and outlook for local residents. The conversion of garages for other domestic purposes and any loss of parking space only adds to such problems.

If possible ways should be found to facilitate the provision and use of garages in accordance with the original intention in Meadow Way and Briardene.

Varying designs on sections of Durham Road and Deneside, Burnhopeside Avenue and Manor Grange area could be co-ordinated to good effect, subject to funding. However, any trees in the roadside verges should be protected.

Similarly, the adoption of design standards (in consultation with owners and neighbouring residents) could over time lead to the improved appearance of the garage courts behind Burnhopeside Avenue and Manor Grange. As principal landowner Karbon Homes would need to be involved in this process.

All new dwellings should have adequate off street parking and garaging as advised in the Neighbourhood Plan Statement on Transport and Travel.



5

Buildings in the Countryside

5.1 BUILDINGS

DESIGN GUIDELINES

Where appropriate, guidelines from section 3.1 apply to this section.

- 5A** Care should be taken to site large agricultural buildings as unobtrusively in the landscape as possible, using existing buildings, contours and natural features. Earth moulding and tree planting are encouraged for screening and dark coloured facing materials should be used. They should not impede the immediate views of neighbours
- 5B** Care should be taken to ensure that non-agricultural buildings, including those associated with horse husbandry, do not adversely affect the character of the landscape.
- 5C** Commercial, leisure and tourist development should not detract from the quiet rural character of the countryside because of excessive noise, traffic, lighting and/or other adverse environmental impacts.

Country Houses

There are several country houses associated with other estate buildings or farmsteads. They include Burnhopeside Hall, Newfield Hall (formerly

Greenwell Ford), Hollinside Hall, Colepike Hall and Woodlands Hall. Broadwood Hall, destroyed by fire, has been replaced with a modern dwelling.

In some cases they have been sub-divided and other associated buildings adapted for residential use, mainly without detriment to their countryside setting. Any further changes should have similar respect for the surroundings.

Farm Houses

Within the parish there are upwards of 30 other farms, a stud at Partridge Close and a nursery garden and restaurant on Bargate Bank.

The original stone farmhouses remain in many cases though frequently put to alternative use following the construction of modern bungalows. In very few cases do the bungalows show respect for the traditional stone buildings they replaced. Quite often they are separated from the farm buildings, extending the impact of the group of buildings on the landscape.

Some old dwellings and stone farm buildings have been adapted to provide residential accommodation. Examples include Blackhouse Farm and Peth Farm. In both cases the adaptations and alterations have been done with care, sensitivity and respect for the old buildings. Some are holiday cottages.

Some buildings appear to use excessive lighting.

Other houses

Apart from these there are no more than about two dozen individual houses in the countryside. They vary from a short terrace of 3 traditional cottages at Five Lane Ends to modern bungalows. Several have been extended, as at Red House.

The design of any new building which may be permitted should respect the site location and should usually follow a traditional format.

Farm Buildings

The farmsteads are all of considerable age, though few of them now comprise traditional stone buildings. Where such buildings do remain, protection should be encouraged. Most farmers have found it necessary to add large agricultural sheds of varying kinds – asbestos cement sheeting, coloured corrugated or profiled metal sheeting, or Yorkshire boarding. The impact of these has been reduced in some cases by careful siting within the landscape, masking by the original smaller buildings, or by siting within groups of trees. Over time, weathering has helped. There are however examples of such buildings which are obtrusive, where even the option of using dark coloured sheeting to assist in integration has not been taken.

Large buildings are now a necessary part of normal agricultural practice and are greatly preferred to containers, wagon bodies and other temporary buildings of which there are too frequent examples. These often form untidy intrusions into the pleasant, generally open, landscape and can be thoroughly unpleasant seen at close quarters from footpaths and other viewpoints. They should be discouraged.

Farm diversification/re-use

Whilst farming is still the main activity in the surrounding countryside, diversification into other businesses is taking place. Activities that sustain the rural economy, safeguard livelihoods and maintain and provide employment should in general be encouraged. Some recent new uses of agricultural land such as fruit growing and a

garden centre are clearly appropriate.

The re-use and adaptation of existing rural buildings, especially on farms, can assist with diversification of farming enterprises as well as providing for tourism, sport and recreation. Government advice supports a prosperous rural economy. Whilst proof of redundancy, per se, is not a test of acceptability, very careful consideration needs to be given in cases where displaced uses could have an adverse impact on the rural environment, including creating the need for additional outside storage.

At a time when conventional farming is under increasing pressure the keeping of horses can be an effective use of land. Shelters, stables and associated buildings need to be carefully

designed and located - they can form unwelcome intrusions into the landscape from other viewpoints.

As a general principle the open character of the countryside around the settlement should be protected from the visual effects of incidental buildings of this kind, unless they can be satisfactorily integrated into the established landscape.

Tourism is of growing importance to the economy generally and the countryside in particular. It can offer opportunities for diversification, but careful consideration must be given to the effects on quiet rural locations of traffic, noise, lighting and/or other adverse environmental impacts.

5.2 HAMLETS

DESIGN GUIDELINES

5D The particular architectural characteristics of each hamlet should be considered when planning new builds, alterations or extensions.

Within the parish of Lanchester are five outlying hamlets. Each has its own distinctive character and architectural unity. They sit well in the surrounding landscape. Hollinside, Malton and Ornsby Hill are all within the Lanchester Parish Landscape of High Value.

Ornsby Hill

DESIGN GUIDELINES

5E Any new building in Ornsby Hill should maintain its separation from the village.

5F Any new building in Ornsby Hill should respect the wildlife corridors.

Ornsby Hill is a pleasant row of stone built houses on a steep hill on the outskirts of Lanchester leading up to Maiden Law. It lies within a Strategic Wildlife Corridor. The access road is steep and narrow and the exit onto the A6076 is particularly difficult. By remaining compact and maintaining its distinctive identity separate from the village the rural character of Ornsby Hill has been preserved and the wildlife corridor remains unbroken.

Hurbuck Cottages



Hurbuck Cottages is a terrace of 12 single-storey properties, lying close to the B6308 between Lanchester and Consett.

They were built of brick with tile roofs, around 1925, for the people who worked in the local drift mines, which were then owned by Consett Iron Company. Following the closure of the Iron Company the cottages are now individually owned.

They are surrounded by farmland and there is an abundance of bird life, including heron and curlew, for which the fields and small areas of woodland nearby provide breeding grounds.

The Durham to Consett bus passes the end of the access road every hour, providing adequate public transport.

A farm track at the front of the cottages links two previously separated sections of the Lanchester Valley Walk. The Walk provides a safe route for walkers and cyclists to Lanchester and Consett.

Malton

DESIGN GUIDELINE

5G Any new development at Malton should not adversely affect the wildlife and landscape value of the area, in particular the nature reserve and the river valley corridor.

The 12 terraced houses of the present hamlet of Malton were originally colliery officials' houses and were built around 1900 of pale Malton bricks with slate roofs.

In its heyday there were 42 houses, a school, a fire station, tennis courts and a reading room, but the closure of the railway and coal mine caused the decline of the village. Areas that were once occupied by the colliery, chemical works, coke works and brick works are now given over to a small industrial estate, the Durham Wildlife Trust nature reserve and the developing woodlands adjacent to the Lanchester Valley Walk.

This section of the Browney Valley is an important part of a green corridor running beside the river, linking Loves Wood with the new woodlands and the nature reserve to the south. The whole area is rich in wildlife.

Today Malton is a secluded hamlet surrounded by woodlands that make it barely visible from the main A691. It retains its unique character as a part of the Browney Valley's mining heritage.

Agricultural land use around Malton is low intensity farming. The Valley Walk, picnic area, woodlands and nature reserve are popular visitor attractions.

-Public transport is available at the point where the lane meets the A691.

Hollinside (incl. Colepike Hall)

The hamlet of Hollinside, with Colepike nearby, is situated just over a mile out of Lanchester on the B6296. It overlooks the Browney Valley, part of which is designated an area of High Landscape Value.

Hollinside Terrace (pictured below) is a Grade II listed terrace of 18 Victorian miners' cottages, built in 1892 to house workers for the Colepike Drift mine. It is of stone with slate roofs and pointed arch windows and doorways. The unusual gothic façade along the front of the terrace is attractive and gives it a distinctive character. The restoration of window frames and panelled wooden doors similar to the originals would enhance it further.

The overall consistency of the fronts of the houses is not matched behind. Prior to listing many alterations were made to the rear of the terrace so this side of the property lacks uniformity.

Records indicate the line of a Roman aqueduct between the terrace and the road.

Opposite are Hollinside Hall, and the adjacent farmhouse that has an impressive piece of Roman stonework built into the hallway.



Colepike Hall (above) is built on the site of an earlier manor. Next to the Hall is Colepike Farm which, with its tied cottages, forms another small community with its own distinctive rural character.

With the exception of an incongruous modern public telephone box and a Victorian post box, there are no amenities in the immediate vicinity. There is no regular bus service and no footpath into Lanchester. Residents must rely heavily on their own transport. Several older residents have moved down to Lanchester during recent years in order to overcome these limitations.

The rural landscape in this area has been subject to opencast mining and some of the field boundary features have been lost; but it is recovering and there is a rich diversity of wildlife in the area. Deer and brown hare are indigenous, and there is a variety of bird life including greenfinches, goldfinches and greater spotted woodpeckers.

Newbiggin

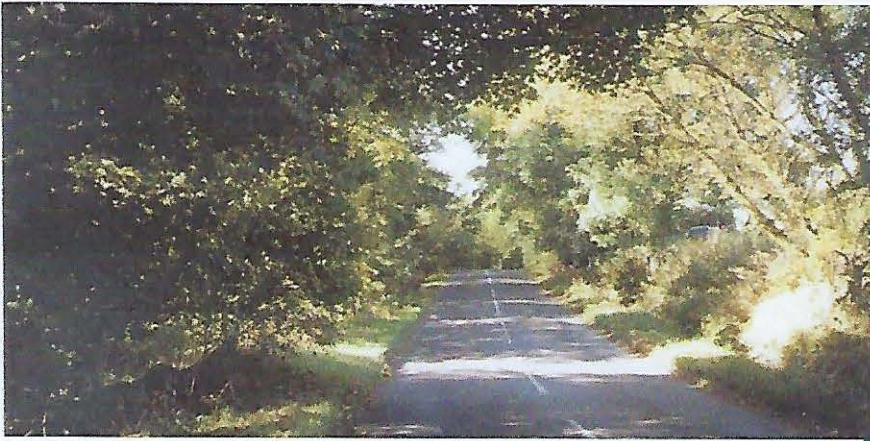
Newbiggin was a cluster of farms (West, Middle and East Biggin) shown on the earliest OS maps as the hamlet of Newbiggin on the minor road running west from Lanchester to the south of Smallhope Burn. In the 20th century much of the land around Newbiggin was subjected to opencast mining for coal. The land was then restored but still shows some characteristics of this type of restoration.

As farming has changed the farm buildings, mostly of stone and some with considerable character, such as the gin-gan, became redundant.

Recently the hamlet has been revitalised and most buildings have been converted for residential use. Now there are some dozen separate and substantial properties. Farming has moved on and there is a sizeable livery operation in addition to the continuing farming.

There is no access to public transport and no footway on the road although a public footpath connects to the Lanchester Valley Walk.





6

Roads, Parking, Footpaths & Street Furniture

6.1 ROADS



The By-pass, the A691

As described in the Neighbourhood Plan, the main road through the village is the A691, which was rerouted in 1970 to by-pass the village centre and reduce the volume of traffic along the historic Front Street. It still works well, protecting the old village from through traffic.

Any building on the open fields north-east of the by-pass or significant development of the Green School would add to the volume of turning/access traffic and further

disturb the smooth flow of vehicles. It would also lead to an increase in the number of pedestrians crossing to reach the village centre.

In spite of the by-pass the village is busy. Traffic peaks when people are leaving for and returning from work, and at school start and finish times. At the many crossing points there can be dangers for pedestrians - in particular for elderly, and disabled people and children walking to and from school.

A more frequent public transport service operating for longer hours is needed, to help people travel to work, hospitals, etc. and to reduce the need for cars.

There are also some dangerous junctions and accesses along Newbiggin Lane, Station Road, Ford

Road, Cadger Bank and at the foot of Peth Bank where visibility is severely restricted. Some roads suffer from a combination of dangers. All warrant investigation and should be improved if possible.

The implementation of appropriate traffic calming measures should be considered, as should 20mph "Home Zones" in housing estates.

Within the wider parish there are minor roads providing quieter routes for cyclists. Consideration should be given to designating some of them "Quiet Lanes" in accordance with the guidance given in the County Durham Local Transport Plan.

6.2 CAR PARKING

The provision of car parking spaces in new development is covered in the Neighbourhood Plan Statement on Transport and Travel.

DESIGN GUIDELINE

6A Where opportunities exist commercial development should ensure adequate provision for car parking for staff and customers, for deliveries and for refuse disposal.

EXPLANATORY TEXT

Parking in the Village Centre

Good parking facilities are needed to sustain the shops and businesses. At present there is a public car park behind the shops and another small one where the Valley Walk crosses Newbiggen Lane. In addition there is on-street parking along much of Front Street. There are two spaces reserved for disabled drivers.

At peak times there are not sufficient spaces. The scope for further parking in the village centre is limited and co-operation is needed to improve matters.

The car park behind the shops is very useful because of its central position. However, the access to the car park crosses a busy pedestrian area with limited visibility. Large articulated lorries use it for deliveries, causing disruption and danger because there is no dedicated delivery area.

It should be possible to improve the existing situation through consultation and co-operation.

Applications for new business premises should consider waste disposal and car parking.

Yellow lines do not stop thoughtless parking, which sadly is more evident at school start and finish times. More rigorous enforcement of parking restrictions is needed.

Encouraging more children to walk to school will reduce traffic congestion and pollution and help improve health. The access to the rear of the RC Junior School from the Valley Walk shows what can be achieved.

Encouraging shoppers to use the Village Link minibus or to walk will also help.

If the village is to prosper and remain attractive there has to be a balance between the busy street scene and safe, convenient access for pedestrians, cyclists and vehicles. Achieving this has been and will continue to be a difficult challenge.

There are private car parks which, if arrangements could be made for some public use, would relieve pressure on the village centre.

- The Kings Head car park has spare capacity and is a well-screened area. The access from the main road is, however, difficult.
- The Community Centre and Social Club have adjacent car parks. There appears to be scope to combine the two into a sizeable parking area. Sensitive landscaping would help the extended car park blend in with the surrounding buildings.

If these proposals or similar can be implemented they will provide much needed off-street parking.

Parking on Estates



On some estates cars are parked on the roads and on pavements. This practice creates dangers for pedestrians, especially elderly or disabled people and those with pushchairs or children. It also detracts from the quality of the residential environment. It may impede emergency vehicles, deliveries etc.

Along much of Durham Road there is a wide pavement that is used by residents for parking. It would be safer for pedestrians and more attractive if sections were converted into landscaped parking bays.



Parking in the Countryside

Malton has a public car park and picnic site that is very well used. It is a starting point for walkers and cyclists on the Valley Walk as well as for visitors to the nature reserve.

There is lay-by parking next to the site of the Roman fort and at Hurbuck.

6.3 FOOTPATHS AND CYCLE ROUTES

DESIGN GUIDELINES

Where footpath works are being planned the following guidelines should be taken into consideration:

- 6B** Where possible footpaths should be such that pedestrians, those with disabilities and those with wheelchairs can use them safely.
- 6C** Footpaths and cycle routes within the village should have unobtrusive but adequate lighting during the hours when it is needed.
- 6D** The surfacing materials for paths should be appropriate for the rural village surroundings.

EXPLANATORY TEXT

There are many link paths and ginnels that allow safe and convenient pedestrian movement around the village and into the centre. This footpath network is an important asset; people use it instead of bringing cars into the village centre. If more people can be encouraged to walk into the village it will reduce congestion and parking problems.

There are some dangerously narrow pavements within the village (e.g. on Ford Road and Station Road) and there is no pavement at all between Cadger Bank and Hollinside, and on Newbiggin Lane immediately above Mount Pleasant.

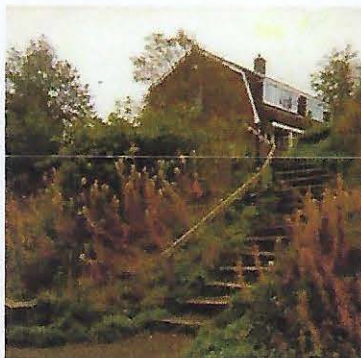
There is scope to develop a more integrated system of pathways.

Proper paths from Valley Grove and Greenwell Park onto the Valley Walk, and perhaps footbridges over Smallhope Burn, would help.

An interesting initiative has been the use of the Valley Walk and a rear access to All Saints School as a route to school for children.

Some footpaths would benefit from low intensity lighting, especially during the periods when children are likely to be walking to and from school. Examples are the footpath through the churchyard and the Valley Walk between All Saints School and Valley Grove.

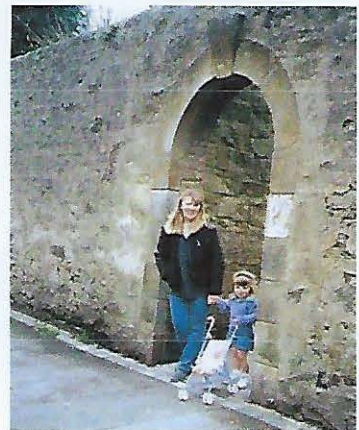
More seats would be useful. The cycle stands outside The Gallery and Kaffeehaus Amadeus are welcome. Additional secure cycle parking could be provided, and a study is needed to assess whether designated cycle routes are feasible. Such routes could encourage children to cycle to school.



The Lanchester Valley Walk passes through the village and is a wonderful amenity for walkers, cyclists and riders. It provides the outlying settlements of Malton and Hurbuck with a safe off-road route

into Lanchester. It is part of the National Cycle Route and brings trade into the village. The village should maximise its potential benefits. More could be done to inform cyclists and walkers about the village facilities.

There is also an extensive well-used network of footpaths around Lanchester allowing access into the wider countryside.



6.4 STREET FURNITURE

Items such as road signs, seats, signs, bollards, lighting columns, planters and litter bins have a strong visual impact. Their design should be co-ordinated and appropriate for the various parts of the village and countryside. They should be well sited, well maintained, safe and avoid clutter.



The designs recently adopted for bus shelters, bollards, seats and lighting columns in the village centre have met with general approval.



Litter bins should be placed close to seats and in busy areas such as near the schools and takeaways, and in car parks. The bins should be designed to prevent spillage and resist vandalism, and should be emptied regularly.



Seats are of varying designs, but this variety is appealing.

Road signs have a strong influence on the look of the roadside. In places

such as at the King's Head junction compromise is needed between telling motorists everything that they might want to know and creating clutter.

The village is generally well and attractively lit. The lamp standards along Front Street and around the Green have helped in this respect. Similar standards could be adopted throughout the village centre. In places it may be possible to use the more traditional method of bracketing lights onto buildings within the conservation area.

Any additional lighting, to streets, paths or private property, should be carefully designed to minimise light pollution. Softer lighting that enables the night sky to be seen should be considered.

Outside lighting on buildings should not be a nuisance or a hazard. By using an appropriate fitting and with proper sighting, spillage onto other properties can be avoided.

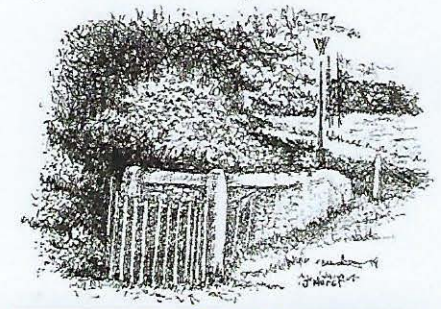


In places such as The Garths, Station Road and Ford Road, there are unsightly overhead wires and poles. The service companies should be encouraged to bury their installations, particularly in the Conservation Area. Aerials and dishes should be sited with care.



Old iron railings, stone walls and well-sited seats add to the character of the village but there are examples such as the concrete post and rail fencing on some estates and in front

of the Community Centre where replacement would improve the area.



Interesting old features contribute to the character of the village